

The proceeding statement is authored by an individual resident of Montgomery County MD. I, the author Howard J. Greif am I proud lifelong resident of Montgomery County, MD and more specifically the great town of Olney, MD. I pride myself as a civic activist and believe in working toward solutions for the better good of county residents and in this case those who reside or will reside in sub-divisions which contain mixed use housing. It is my heart felt belief that the backbone and foundation of a cohesive community is the structure and design of its corresponding neighborhoods. It is with this belief and the factual knowledge I have attained by living various neighborhood zones including those with mixed use housing that I strongly encourage the following requested amendments/additions as strong candidates to the 2012 Montgomery housing policy.

Please find the below requested amendments/additions to the 2012 Montgomery housing policy as authored by the Department of Housing and Community Affairs. Please note that I am making some basic assumptions below as to which sections/sub-sections they should be most appropriate in, including the numbering of the proposed issue titles. The below requested additions/amendments were briefly spoken to on the November 30th, 2011 DHCA public comment session.

The items below all tie into the seven main objectives for the vision of the housing policy.

Section III. "Fine Tuning Existing Innovative Housing Programs"

Sub-Section "Moderately Priced Dwelling Unit Program"

Issue # 6 "Sub-Divisions which contain mixed-use housing require a scattered layout and design so as to bring about enhanced community cohesiveness within mixed use housing communities"

Recommendations:

- Within sub-divisions containing mixed-use housing, prohibit the building of back to back, piggy back, or two over two style structures in which all encompassing units are designated entirely for affordable housing.
- Mandate that agencies allowed to purchase rentals under Sec. 25A/B of county code must do so in a manner in which rentals are dispersed equally amongst community sub-divisions and more specifically amongst clusters of affordable housing units within sub-divisions containing mixed use housing.
- Ensure that communities which contain affordable housing are not divided under separate sub-associations of the Master HOA. It is pertinent to the togetherness of a community that all housing within sub-divisions which contain mixed use housing lies under the oversight of one master home owners association.
- Attaining appropriate levels of rental manageability and assurance of HOA covenant enforcement by regulations dictating that only a single rental agency (i.e. HOC, MHP) per neighborhood may purchase associated MPDUs under the guidelines of Sec. 25A/B of county code within a referenced sub-division containing mixed use housing.

* In general the above referenced issue and recommendations tie into the quality of life for the affordable housing owners and renters as well as the market rate housing owners. The recommendations still allow for Objective # 1 of the housing policy which is to allow variety and choice in housing. This recommendation still allows sticks of MPDU housing and still allows builders to think out of the box during architectural design. These recommendations also can greatly assist with objective # 2 to assist persons with diverse housing needs as more ADA accessible type housing can be accomplished without the burden of extreme clustering. Lastly this will assist with objective # 3 by building safer, high quality neighborhoods which are free of clustering or housing segregation based on income and or wealth. It should also be noted again, that the above referenced recommendations are stated in an effort to protect the quality of life of both of the affordable unit owners/renters as well as those who purchased market rate housing in the referenced mixed use housing neighborhoods.

Sincerely,

Howard J. Greif